

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Monday, March 26, 2007 at Westfield Town Hall. Members present were Jim Carey, Bob Horkay, Ken Kingshill, Joe Plankis, Bill Sanders, Cindy Spoljaric, and Carolyn Stevenson. Also present were Al Salzman, Kevin Todd, Tom Higgins, and Attorney Brian Zaiger.

REVIEW OF MINUTES

Stevenson stated that on page 4, second paragraph, of the February 26 minutes, she believes the statement noted as her question is really the response of the developer regarding Setters Run.

Sanders moved to approve the minutes of December 4, as presented and the minutes of February 26, as amended.

Stevenson seconded, and the motion passed unanimously.

Todd reviewed the Public Hearing Rules and Procedures.

DIRECTOR'S REPORT

Higgins stated the Standards Committee met regarding the thoroughfare plan and parks master plan becoming part of the comprehensive plan.

Higgins presented a list of the major components of the new zoning ordinance, stating they are not prioritized at this point. However, staff's initial thoughts are the overlay districts, PUD district, and development plan review process. He further stated staff has identified redundancies and contradictions. He further stated that working on these issues would hopefully allow staff to develop a final process for the Standards Committee to interface with the Advisory Plan Commission and Town Council.

Higgins discussed the waivers being presented tonight regarding the park plan and thoroughfare plan, stating the request for 17-day notice rather than 21 days. State statute requires ten days; our local ordinance requires 21 days.

Higgins further reviewed the Major Components and the new Zoning Ordinance.

Higgins announced a change in the prefilming conference process which will now include utilities as well as all TAC agencies in the first step. Staff will be notifying the development community of this change.

Salzman reviewed continued items.

NEW BUSINESS

Spoljaric and the Commission agreed to not approve the waiver requests on the following items. Therefore, proper notice shall be filed.

An amendment to the Westfield-Washington Township 2007 Comprehensive Plan adopting Appendix C of the Westfield-Washington Township 2007 Comprehensive Plan - Development Trends and Population Projection

An amendment to the Westfield-Washington Township 2007 Comprehensive Plan incorporating the Town of Westfield Parks and Recreation 2005-2009 Master Plan by reference.

Town Of Westfield Thoroughfare Plan Update - HNTB

- Bike & Pedestrian Plan component

Salzman presented staff report and background on the Thoroughfare Plan stating the Public Hearing on this item has already been held.

This item will move forward to the Town Council in April, 2007.

0703-ZOA-01 16.04.025 Thoroughfare Plan -Proposed amendment to the Westfield-Washington Township Zoning Ordinance.

Spoljaric stated for clarification that the language discussion for having the thoroughfare plan incorporated into the Comp Plan is scheduled for next month's Plan Commission meeting. This month, the discussion involves incorporating the thoroughfare plan into the Zoning Ordinance.

Salzman presented the staff report regarding this item and the proposed text amendment.

Spoljaric requested the name be changed and that it be given just one name: Westfield Transportation Plan.

Mr. Bruce Hauk asked the Commission to consider the name being the "Thoroughfare Plan" in order to avoid confusion in filing with the MPO as well as possible funding issues.

A Public Hearing opened at 7:35 p.m.

Mr. Mic Mead asked for clarification of the definition of "vacant" since his property is shown on the map as vacant.

Spoljaric asked for clarification on which report Mead was reviewing.

The Public Hearing closed at 7:39 p.m.

Plankis moved to send 0703-ZOA-01 to the Town Council with a positive recommendation.

Kingshill seconded, and the motion passed unanimously.

0703-DP-04 & 2736 146th Street East. Thompson Thrift Management Company requests an
0703-SIT-02 amendment to the Cool Creek Village development plan.

Mr. Evret Hauser, Thompson Thrift, presented the details of the project stating the landscape buffers will be modified.

Spoljaric raised the question as to whether this item should move forward tonight since they do not have complete information.

Mr. John Dippel, Town Councilor, spoke in favor of not penalizing the petitioner at this point and hearing this petition.

After much discussion, Spoljaric moved to continue 0703-DP-04 to the April Plan Commission meeting.

There was no second; therefore, the motion failed.

A Public Hearing opened at 8:10 p.m.

Ms. Lee Holland spoke of her request to relocate the fence.

Ms. Linda Naas encouraged the Commission to be consistent and careful with contingencies.

The Public Hearing closed at 8:15 p.m.

Plankis asked the petitioner if they planned to address the fence issue.

Hauser responded yes; he added he has contacted neighbors to assure them the fence would be repaired and the other fence would be relocated.

Horkay asked for a recap of the project.

Hauser responded with the timeline thus far.

Plankis moved to approve 0703-DP-04 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. Approval of the staff of a letter to the developer that it has been approved and they can go ahead with the project.
4. Repair and relocation of the identified fences.
5. That these conditions be fulfilled prior to receiving a building permit for the proposed improvements.

Carey seconded and the motion passed 5-0-2 (Sanders, Spoljaric).

Plankis moved to approve 0703-SIT-02 subject to any conditions associated with 0703-DP-04.

Stevenson seconded, and the motion passed 5-0-2 (Sanders, Spoljaric).

DELEGATED TO STAFF

0703-SFP-02 1000 West 169th Street Stoeppelwerth & Associates requests Secondary Plat
approval of Section 2 of Maple Village, 59 lots on 16.89 acres.

Salzman discussed changes to the plat.

COMMITTEE REPORTS

Todd reported on the Standards Committee meetings during March, stating they reviewed continued items and are reviewing net density and the effect on the community.

The meeting adjourned at 8:30 p.m.

President

Secretary